



Fairfield Road, Saxmundham, IP17 1BB

welcome to

Fairfield Road, Saxmundham

No Onward Chain Discover a stunning five-bedroom detached residence set on an exceptionally generous plot, just walking distance to Saxmundham town, yet set away from the hustle and bustle of daily life.

Entrance

Porch with double glazed windows and door to front leading to entrance hall with internal doors to shower room, dining room and garage, under stairs cupboard, stairs to first floor radiator, sockets and mosaic tiled flooring.

Dining Room

18' 4" x 12' (5.59m x 3.66m)
Double glazed window to side, arch opening to conservatory/garden room, radiator, sockets and wooden laminate flooring.

Shower Room

Two windows to conservatory, double shower cubicle, hand wash basin, WC, radiator and tiled flooring.

Garden Room/Conservatory

23' 10" x 18' 3" max (7.26m x 5.56m max)
Windows to rear and side, exposed brick and beams, french doors to rear garden and tiled flooring.

Lounge

19' 8" max x 15' max (5.99m max x 4.57m max)
Large window to front, french doors to conservatory, fireplace and surround with mantle place, radiator, sockets, TV point and carpet flooring.

Kitchen

12' x 10' (3.66m x 3.05m)
Window to side, variety of wall and base units with work surfaces, sink & drainer, double eye level oven, integrated hob with extractor over, space for appliances, sockets and wood laminate flooring.

Utility

14' 6" x 12' (4.42m x 3.66m)
Windows to three sides, external door to rear garden, radiator, sockets and carpeted flooring.

Landing

Stairs leading to first floor with internal doors leading to bathroom, bedrooms 1, 2 & 5, large airing cupboard, radiator and carpeted flooring. Additional landing from the kitchen/utility leading to bedrooms 3 & 4.

Bedroom One

18' 1" x 15' (5.51m x 4.57m)
Windows to front and rear, fitted double wardrobes, radiator, sockets and carpeted flooring.

Bedroom Two

15' 1" x 12' 5" (4.60m x 3.78m)
Window to front, door to WC, fireplace and surround with mantle, radiator, sockets and carpeted flooring.

Bedroom Three

12' x 12' (3.66m x 3.66m)
Window to rear, fitted cupboard, radiator, sockets and solid wood flooring.

Bedroom Four

12' x 11' 11" (3.66m x 3.63m)
Window to side, door to landing and bedroom four, fireplace and surround with mantle, radiator, sockets and carpeted flooring.





Bedroom Five

12' x 10' (3.66m x 3.05m)

Window to side, doors to bedroom 4 and landing, radiator, sockets and carpeted flooring.

Bathroom

Frosted window to rear, fitted bath unit with shower attachment over and pull out screen, WC, hand wash basin, radiator and tiled flooring.

Front Garden

Paved front garden with access to double garage and gated side access to rear garden.

Rear Garden

Fence and hedge enclosed south facing rear garden with patio area and steps to raised patio area, laid to lawn with variety of shrubbery, trees and bushes surrounding, wooden arch and side access.

Garage

17' 2" x 15' 1" (5.23m x 4.60m)

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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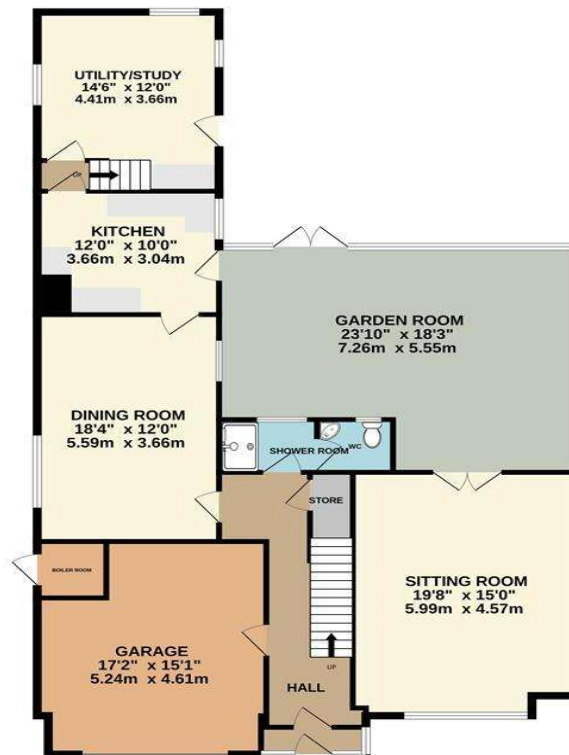
- Extremely Spacious Detached Family Home
- Five Double Bedrooms
- Expansive Garden Room/Conservatory
- Integrated Kitchen & Convenient Utility Room
- Large South Facing Garden With Mature Shrubbery

Tenure: Freehold EPC Rating: E

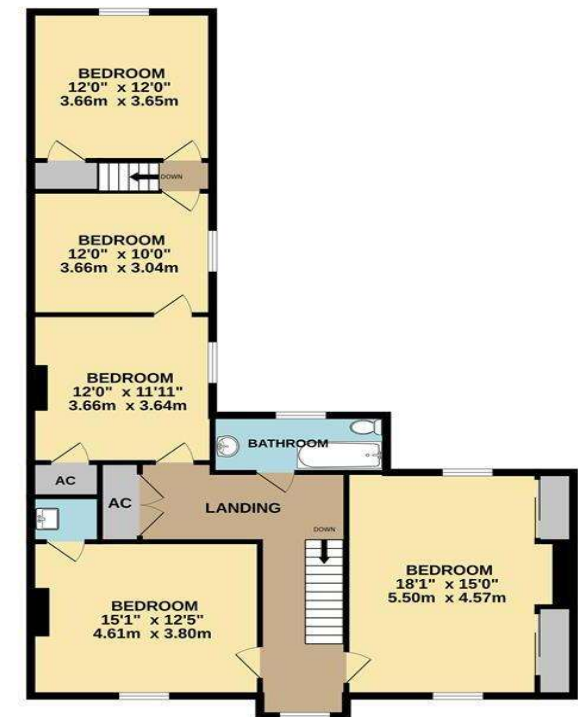
Council Tax Band: E

£550,000

GROUND FLOOR
1638 sq.ft. (152.2 sq.m.) approx.



1ST FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA : 2780 sq.ft. (258.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Ref:
FLH105653 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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